

Falls of Neuse

Area Plan Update

Briefing Book

May 11, 2017



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Falls of Neuse Study Area: Briefing Book Overview

The Plan Update

The Falls of Neuse Area Plan Update is an opportunity for a fresh look at one of the city’s major north-south corridors.

The existing Plan contains policies that cover land use, roadway improvements, and balancing development in an urban watershed area. The update process will consider which policies should remain and whether changes are necessary.

Reasons for an Update

The existing plan for the area was adopted in 2006; since then, many changes have occurred along the corridor. Significant changes include:

- Much of the land within the plan area has been classified as a drinking water supply watershed, subject to overlay zoning that limits development intensity.
 - Recent land use controversies suggest a broader planning process is needed.
 - The widening and realignment of Falls of Neuse Road
- New recreational resources have opened, including the Neuse River Greenway and Annie Louise Wilkerson MD Nature Reserve, with further facilities planned or now under development.
- The Wake County Transit Plan proposes all-day, hourly service between downtown Raleigh and Wake Forest utilizing this corridor.
- The corridor is largely built-out, with only a few undeveloped sites remaining.

What is an Area Plan?

Area plans address unique issues specific to particular locations within the city that can only be addressed through policies and actions more specific than those proposed citywide. Numerous area plans have been prepared in response to identified needs and have been adopted into the Comprehensive Plan.

Once a plan is adopted, implementation can begin. This typically takes the form of updates to policy documents and ordinances, capital project funding and construction, and additional studies.

Plan Scope

The plan will focus heavily on the assessment of future land uses along the corridor. The following are some of the major topics within the scope of the planning effort:

- For the remaining undeveloped sites, identify land uses and scale of development that are viable in the marketplace and acceptable to the community.
- Ensure land use policies are consistent with watershed protection.
- Explore opportunities created by planned expansion of transit service.
- Incorporate lessons learned from the implementation of the roadway project and consider potential future changes.

The Plan Process

The Falls of Neuse Area Plan Update will be overseen by a “Confirmation Group” – a body of 15 residents, property owners, and institutional representatives selected by City Council.

The Group will provide oversight of the planning process to ensure that it reflects the input of community stakeholders.

The plan process will include significant public outreach, including a kickoff event and a community workshop. That input will be combined with land use, market, and transportation analysis to arrive at a consensus development scenario and set of supportive policies.

Specific plan tasks include the following:

- Data compilation
- Land use analysis
- Market analysis
- Transportation analysis
- Community outreach
- Scenario development
- Final report
- Adoption and implementation

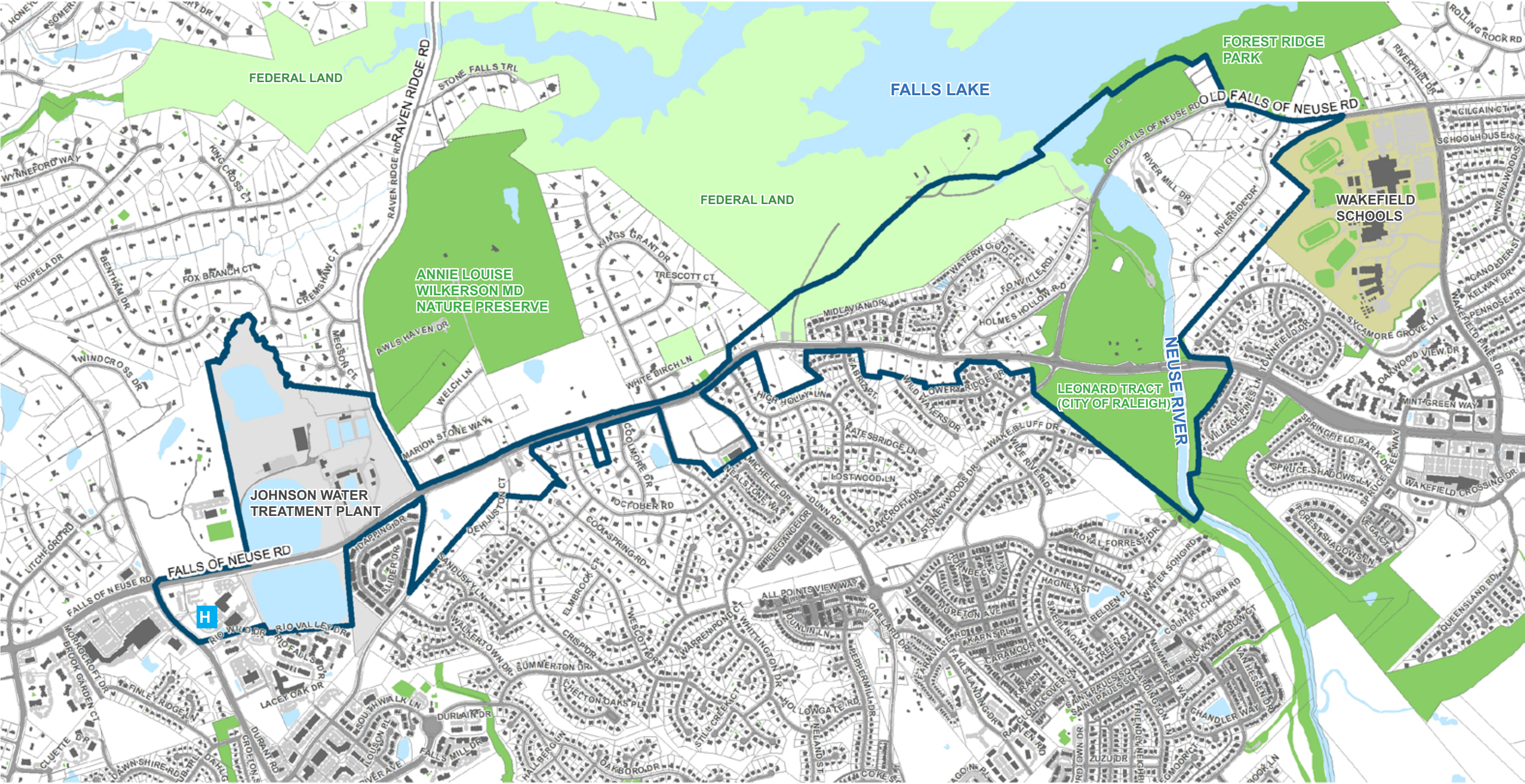
About This Book

This Briefing Book is intended to provide the background information pertinent to the corridor study. This inventory contains basic information regarding the intent and process of a corridor study along with maps depicting physical characteristics and character photographs. It is intended to provide the project team and stakeholders with the information necessary to make informed decisions and to participate in meaningful dialogue around the issues affecting the study area.

The briefing book does not contain a list of issues, analysis of data, or recommendations for physical improvements for the study area. Those items will be generated later in the planning process through public engagement events and activities.



Falls of Neuse Study Area: Basic Features

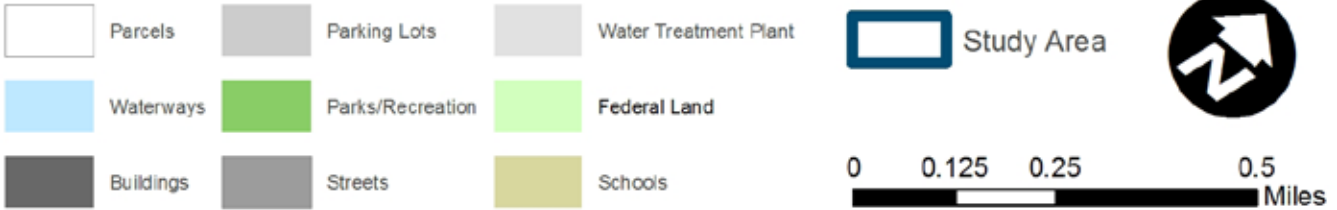


The study area, outlined in blue, extends 2.8 miles from Durant Road in the south (note that the map is angled to provide more information) to the Neuse River and Falls Lake in the north. The area includes city-owned properties at both ends (the Johnson Water Treatment Plant and properties adjacent to the river), the WakeMed North hospital, and the Falls

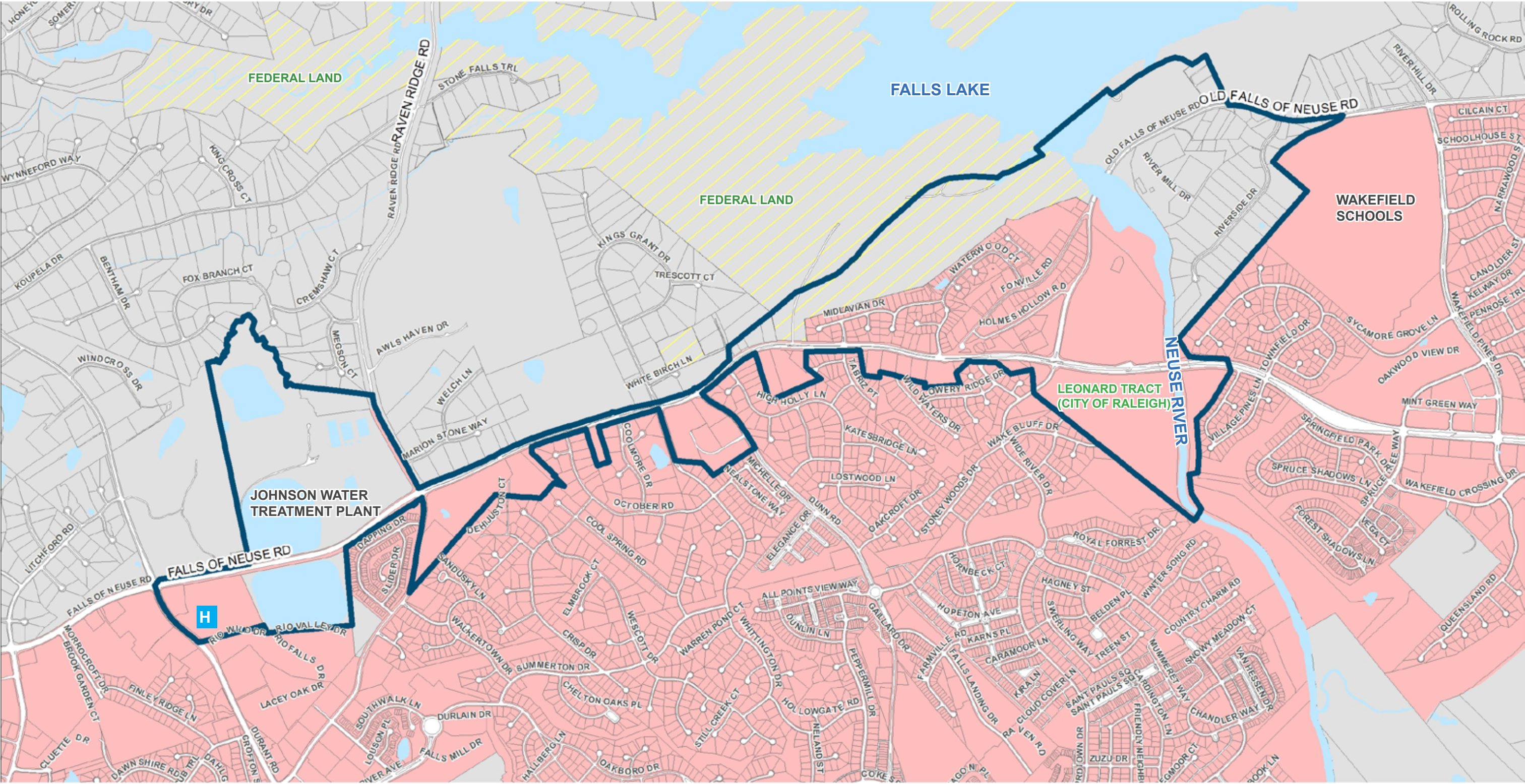
Lake Dam, and is adjacent to the Wakefield schools.

The area also includes the historic Falls community adjacent to the river, as well as some undeveloped tracts, particularly along the east side of the corridor. Finally, Falls Lake itself and federally-owned surrounding lands make up a large portion of the area.

Primary Physical Features



Falls of Neuse Study Area: Jurisdictions

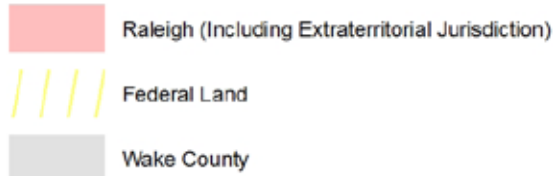


The study area sits at the western edge of the City of Raleigh’s northernmost extent. In fact, the Falls of Neuse corridor largely serves as the dividing line between city and Wake County jurisdiction.

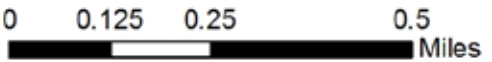
While the study area largely is contained within city limits, a portion of the northern area includes some

areas within Wake County jurisdiction. This reflects the importance of a unified approach for the recreational areas near the Falls Lake Dam. Accordingly, the city will work closely with Wake County in the preparation of this plan.

Planning Jurisdictions



 Study Area



Falls of Neuse Study Area: Current Aerial Photo



The aerial photo shows substantial recent development along both sides of the corridor. It also reveals the significant recreational assets in the area, including the lake, the Neuse River, and adjoining properties.

2016 Aerial Imagery



Falls of Neuse Study Area: 1999 Aerial Photo



In contrast to the 2016 photo, much of the area along and near the corridor was still undeveloped or de-veloping in 1999. While the Falls community, located just south of the Falls Lake Dam, dates back to the early decades of the 1900s, most of the other devel-opment occurred during the 1990s or more recent years.

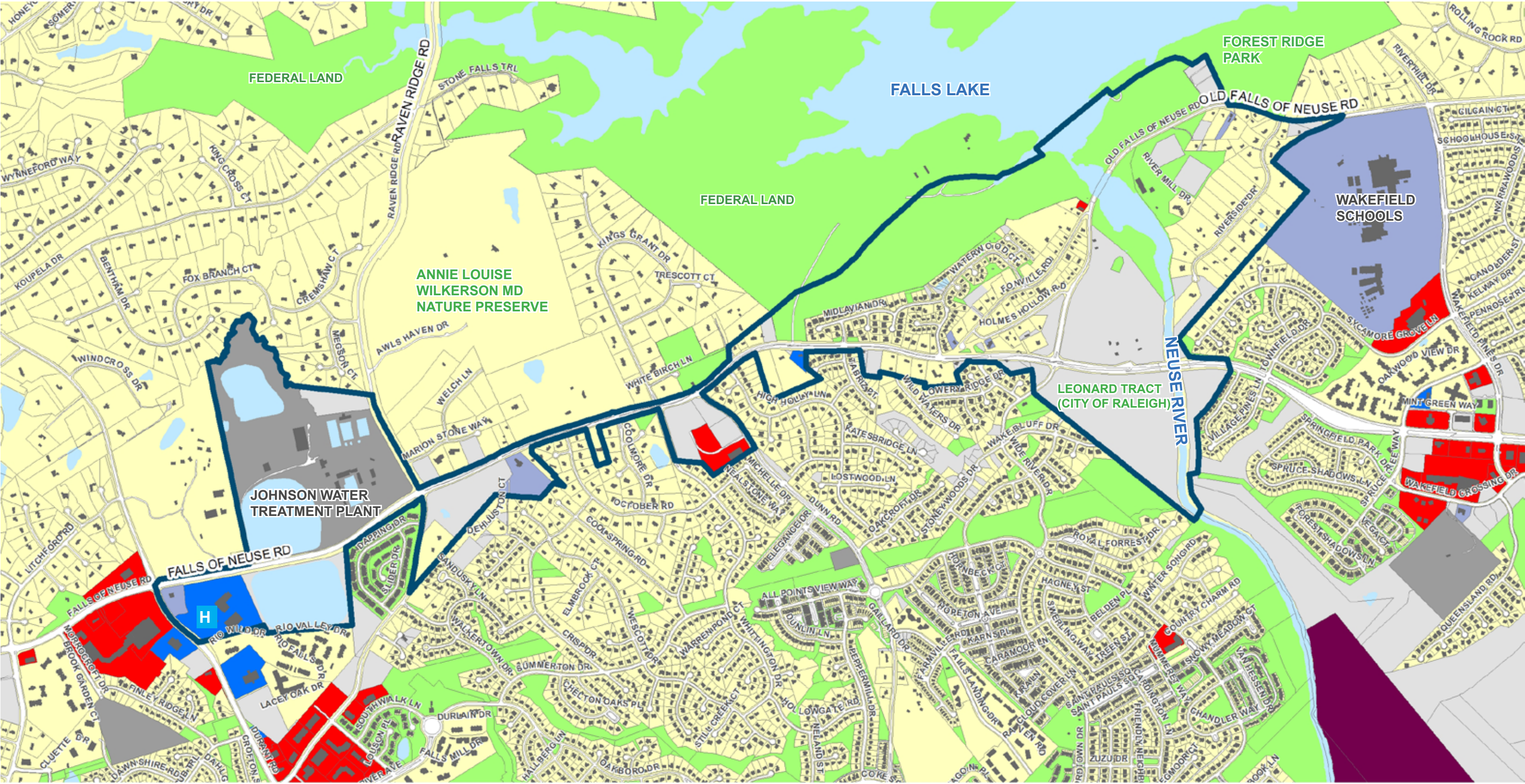
1999 Aerial Imagery

Study Area



0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Current Land Use



Current land uses within the study area primarily consist of residential uses and parks and open space. Commercial areas bookend the area on the north and south, at the intersections of Falls of Neuse Road with Durant Road and Wakefield Pines Drive.

Primary Physical Features

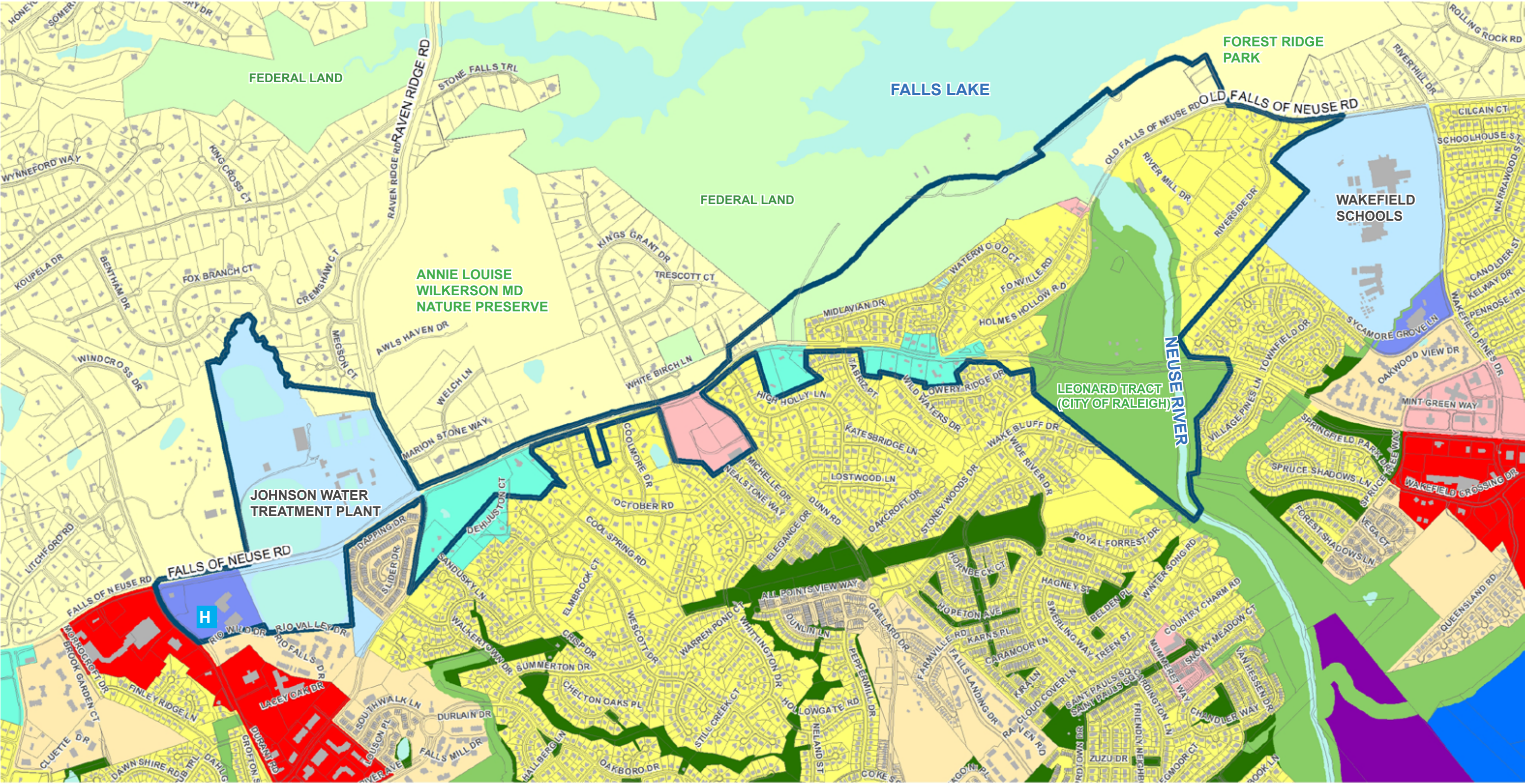
Civic	Medical
Commercial	Parks, Open Space, and Greenways
Residential	Resource Extraction
Utilities	Vacant

Study Area



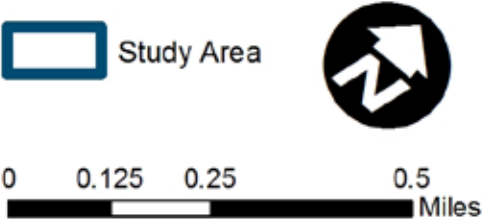
0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Future Land Use Map

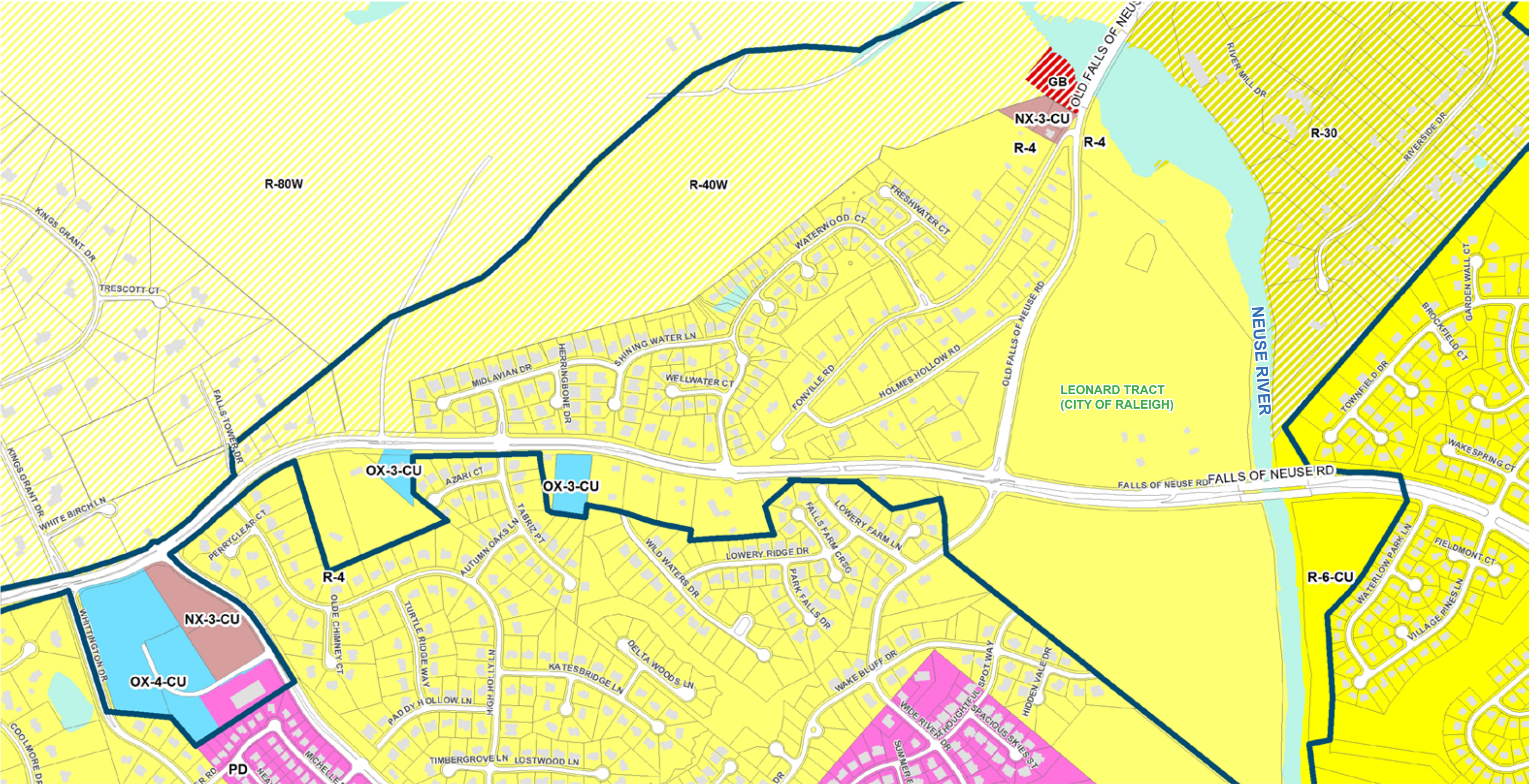


Raleigh's Future Land Use Map envisions much of the corridor remaining residential or as parks and open space. The Map envisions a smaller neighborhood commercial center at the intersection of Falls of Neuse and Dunn roads (shown in pink) and areas of office and residential mixed use along larger parcels at Raven Ridge Road and toward the northern end of the corridor.

Future Land Use Map



Falls of Neuse Study Area: Zoning (Northern Section)



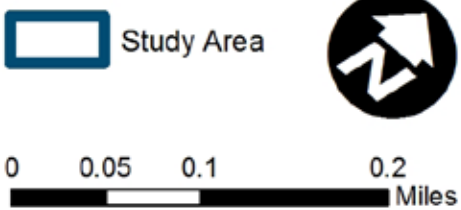
The northern portion of the study area is more characterized by residential zoning than the southern portion. Beyond the node of Office Mixed Use and Neighborhood Mixed Use zones at Durant Road, only two parcels are zoned for office use. At the northwestern corner of the study area, a small commercial node (partly in the city's jurisdiction, partly within Wake County's jurisdiction) exists where Old Falls of Neuse Road crosses the Neuse River.

Raleigh Zoning

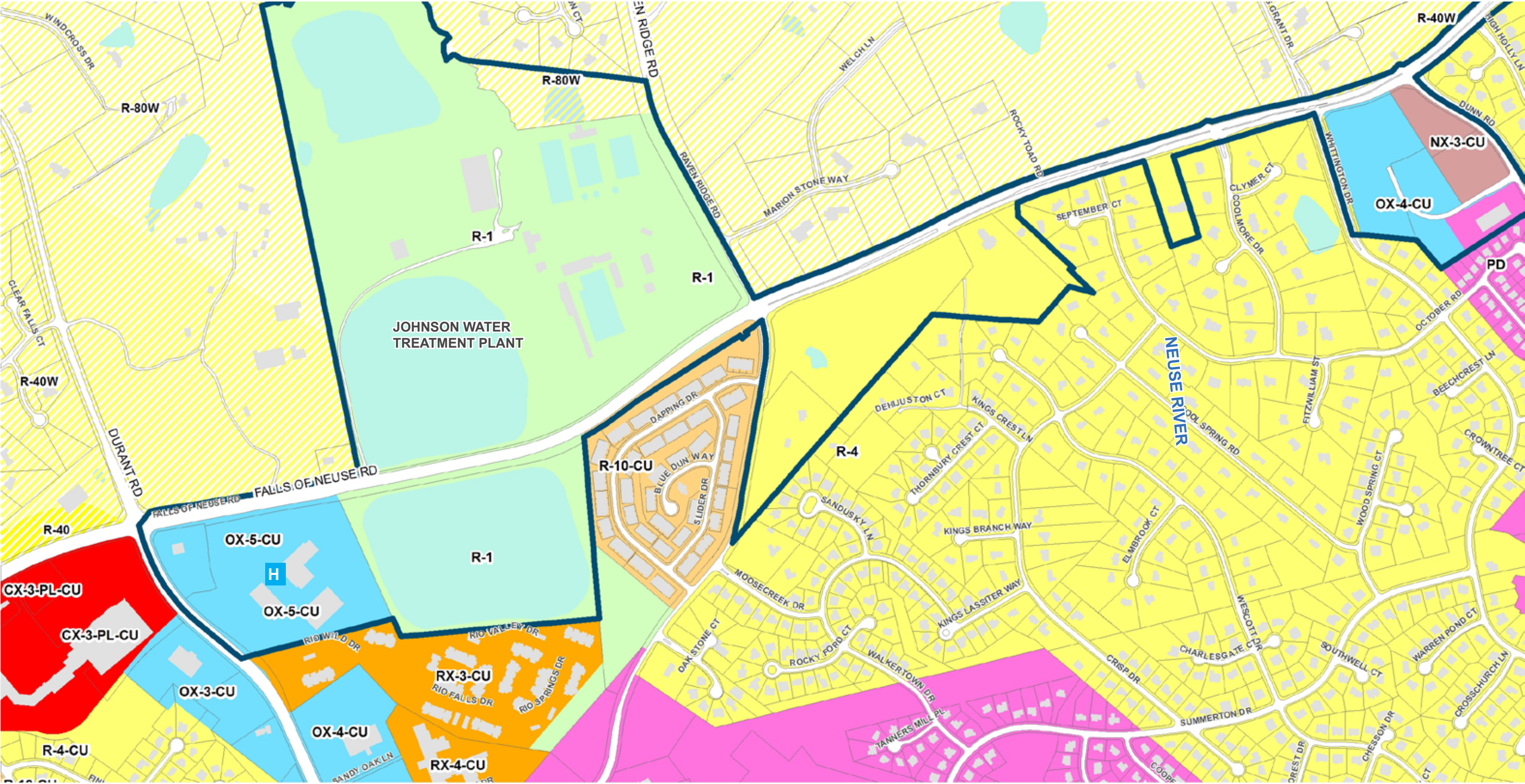
Commercial Mixed Use	Residential-2
Neighborhood Mixed Use	Residential-4
Office Mixed Use	Residential-6
Planned Development	Residential-10
Residential-1	Residential Mixed Use

Wake County Zoning

General Business	Residential-30
Highway District	Residential-40
Industrial-1	Residential-40W
Industrial-2	Residential-80W
Planned Development	



Falls of Neuse Study Area: Zoning (Southern Section)



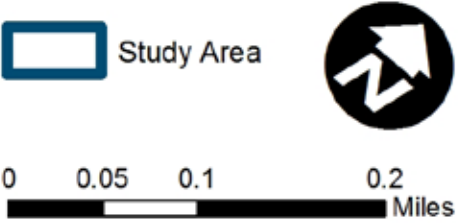
The southern end of the study area includes a wider range of zoning designations. Commercial Mixed Use zoning is found just south of the area’s boundary, and Office Mixed Use and Residential Mixed Use zoning is found north of Durant Road. Farther north, residential zoning again characterizes the corridor until the intersection at Dunn Road.

Raleigh Zoning

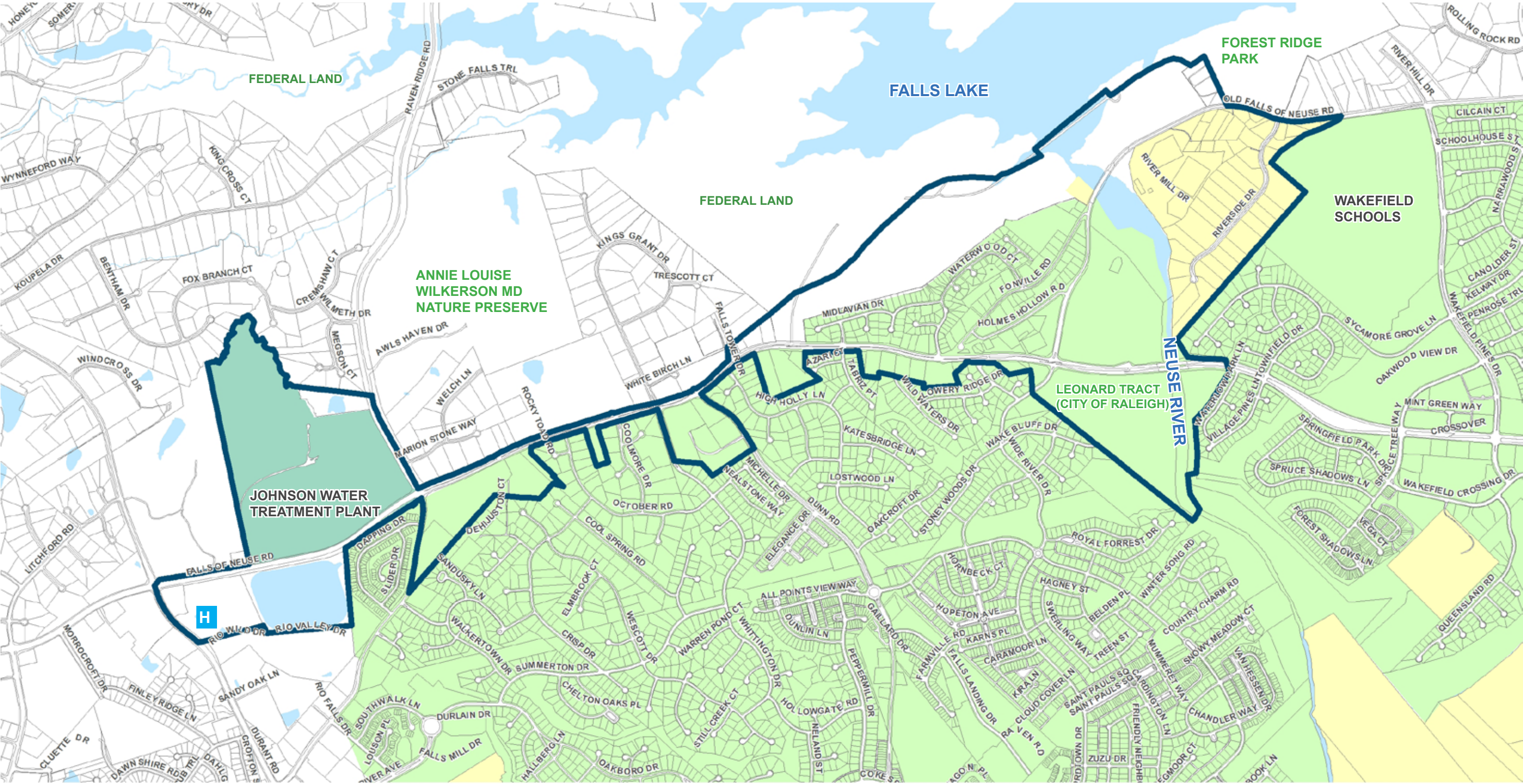
	Commercial Mixed Use		Residential-2
	Neighborhood Mixed Use		Residential-4
	Office Mixed Use		Residential-6
	Planned Development		Residential-10
	Residential-1		Residential Mixed Use

Wake County Zoning

	General Business		Residential-30
	Highway District		Residential-40
	Industrial-1		Residential-40W
	Industrial-2		Residential-80W
	Planned Development		




Falls of Neuse Study Area: Zoning Overlays




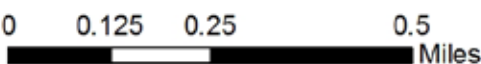
Illustrating the importance placed on water quality, both Raleigh and Wake County have created watershed protection overlay districts in recent years. The districts govern impervious surfaces and seek to limit runoff into the lake and Neuse River.

Zoning Overlay Districts

- Falls Watershed Protection Overlay District
- Urban Watershed Protection Overlay District
- Water Supply Overlay 4P (Wake County)

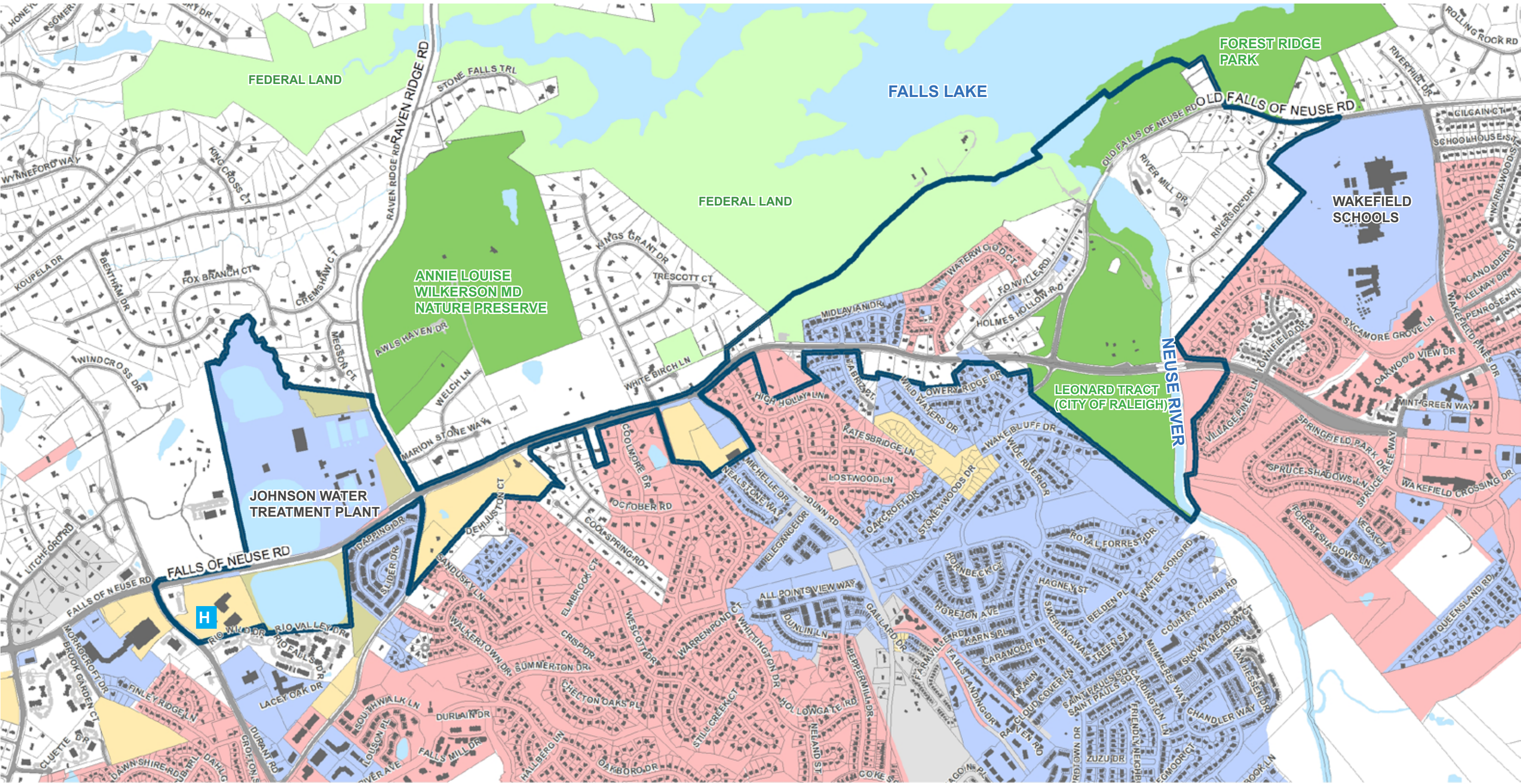
 Study Area





0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Development Plans



Nearly every portion of the study area has been developed in the last few decades (plans for Wake County are not shown on this map). Significant portions have been developed since 2000, while most of the pre-2000 development took place in the 1980s and 1990s.

The primary exception is the Falls Community, which was largely developed between 1900 and 1940.

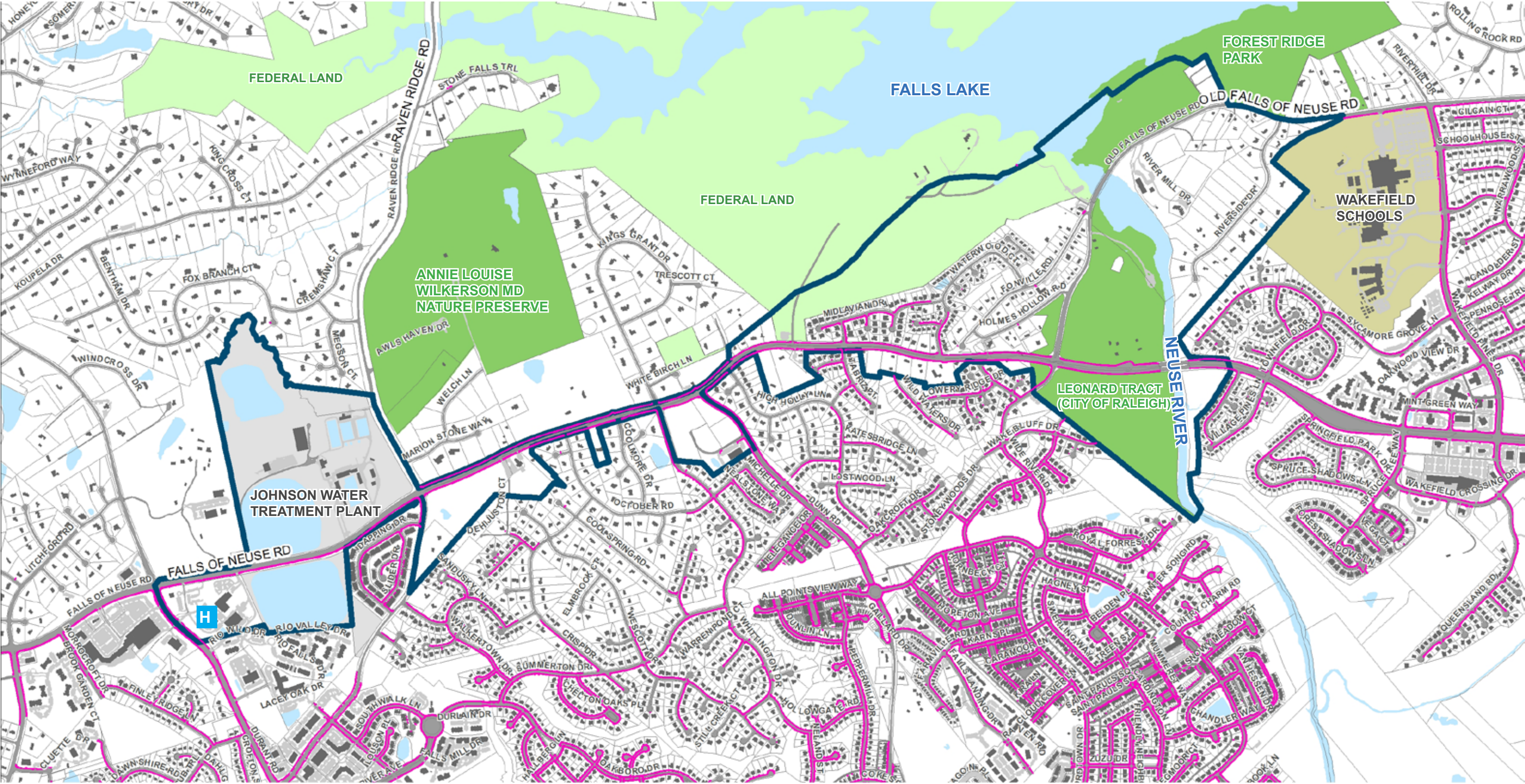
Development Plans

- 2010-present
- 2000-2009
- 1990-1999
- Pre-1990

Study Area

0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Sidewalks



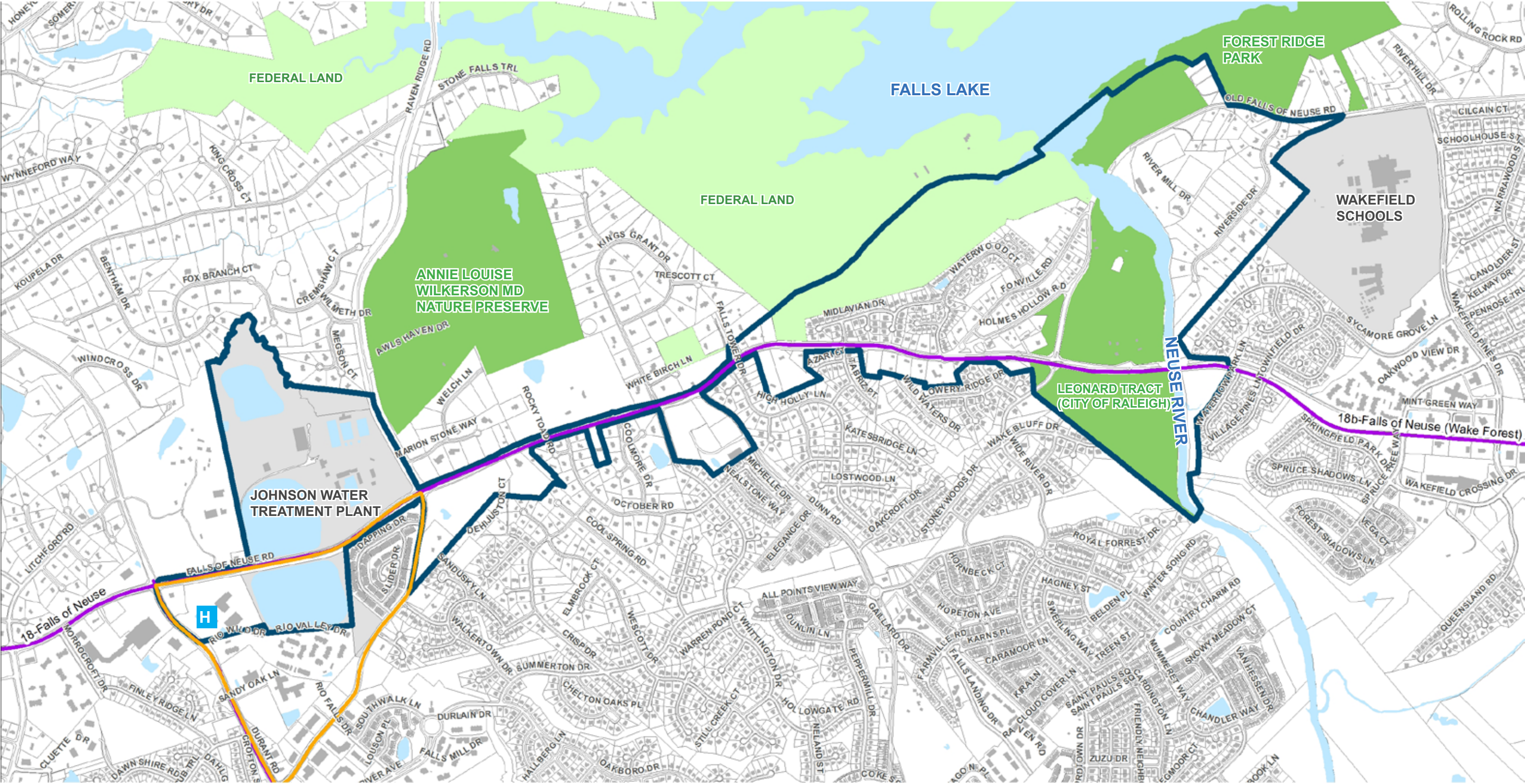
Unlike portions of the city built in the decades after World War II, the study area and adjacent neighborhoods have a relatively extensive sidewalk network. Falls of Neuse Road itself has sidewalks throughout the project area. Some residential subdivisions along

the study area, however, either have no sidewalks or have sidewalks on one side only.

Sidewalks



Falls of Neuse Study Area: Existing and Planned Transit Routes



A major change since the original 2006 area plan involves the planned extension of transit from Raleigh to Wake Forest along this corridor. While the route likely will not involve a high enough frequency to drive land use decisions, planning for bus stops and amenities should be a part of this process.

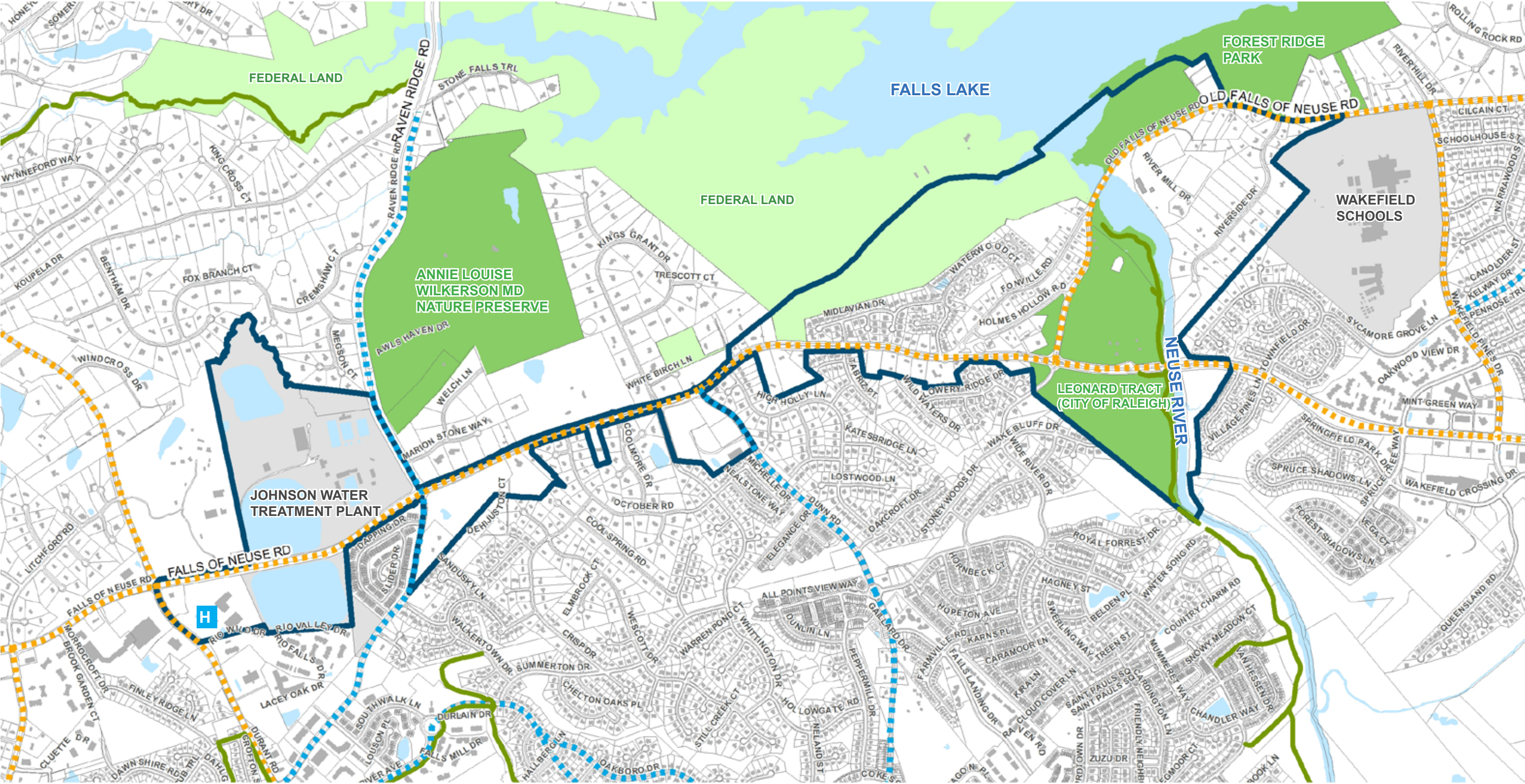
Transit Routes

- Existing Bus Routes
- Wake Transit Plan Routes

Study Area

0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Current and Future Bicycle Facilities



While the study area includes a fairly robust network of greenway trails, other facilities for bicycling are largely absent. Raleigh's 2016 bike plan envisions separated facilities along Falls of Neuse and Durant roads, and bike lanes on less-traveled roads.

Parks and Greenways

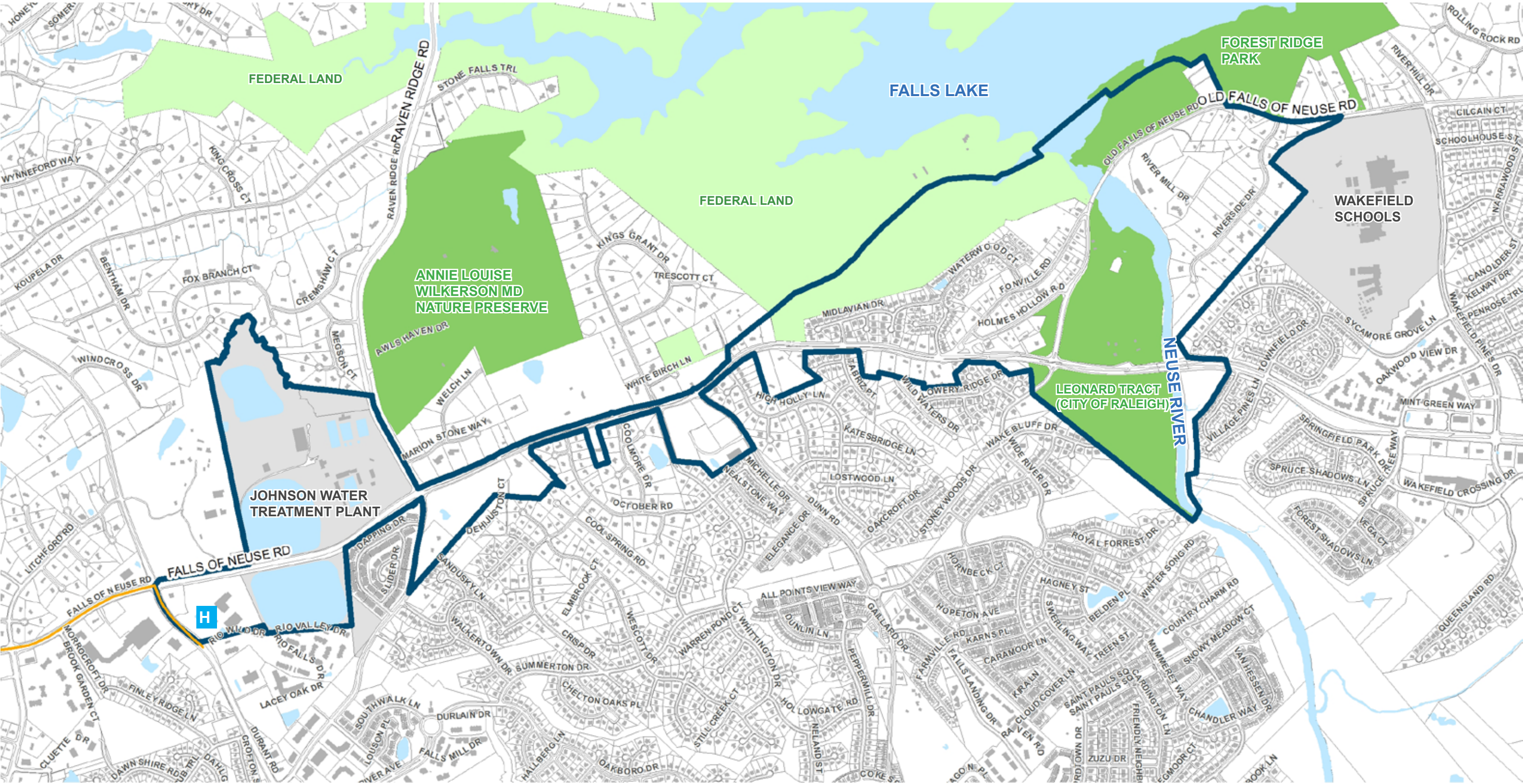
- Greenway Trails
- Bike Lane (Planned)
- Separated Bike Facility (Planned)

Study Area

0 0.125 0.25 0.5 Miles



Falls of Neuse Study Area: Urban Form Map



Reflecting the current lack of substantial transit in the area (the only existing bus route reaches the Falls of Neuse/Raven Ridge Road intersection but does not travel farther north), the City's Urban Form Map only designates a small section of Durant Road as a Transit Emphasis Corridor. That designation translates

into policy support for transit-supportive design along that portion of the road.

Designated Urban Form

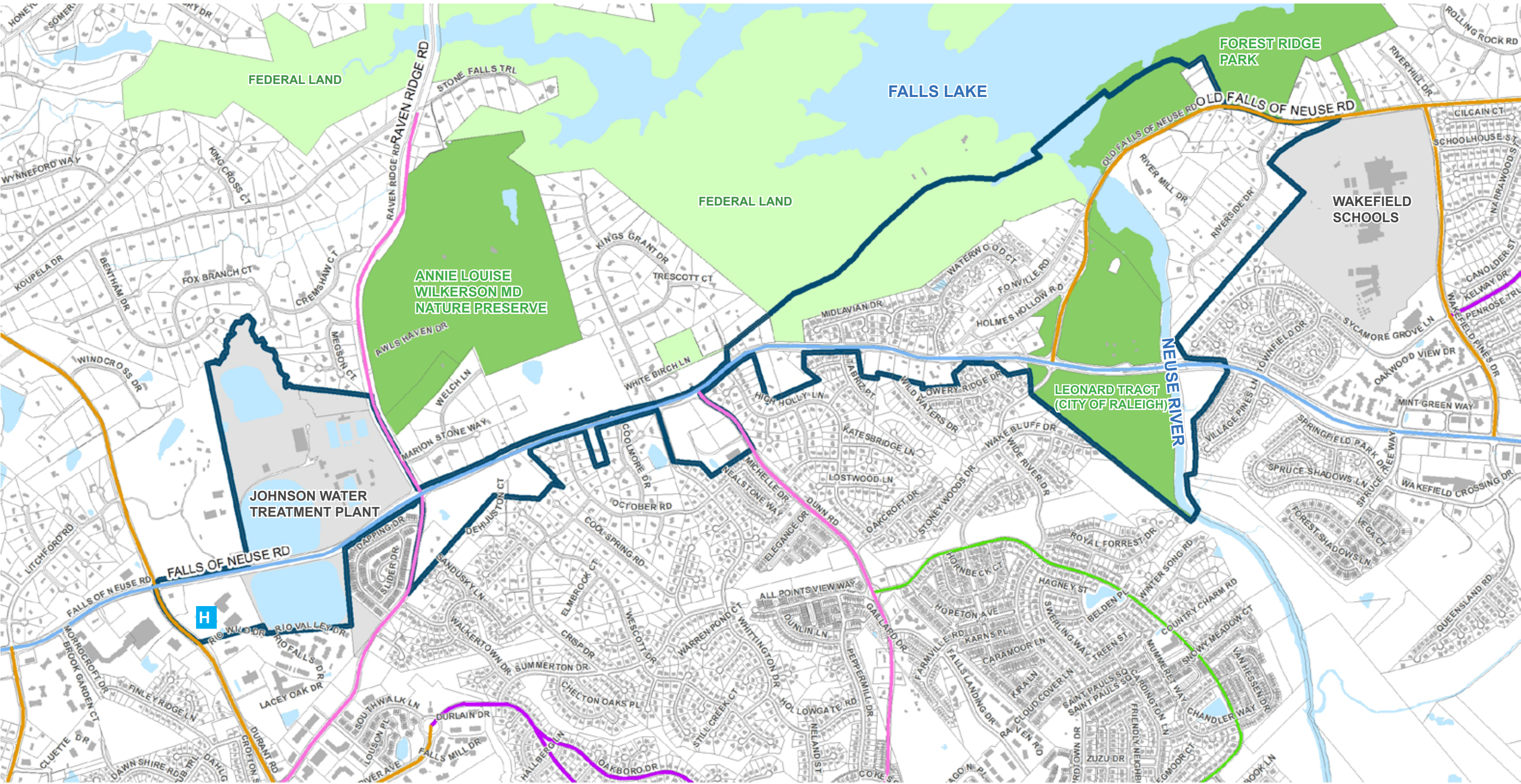
Transit Emphasis Corridors

Study Area



0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Street Plan



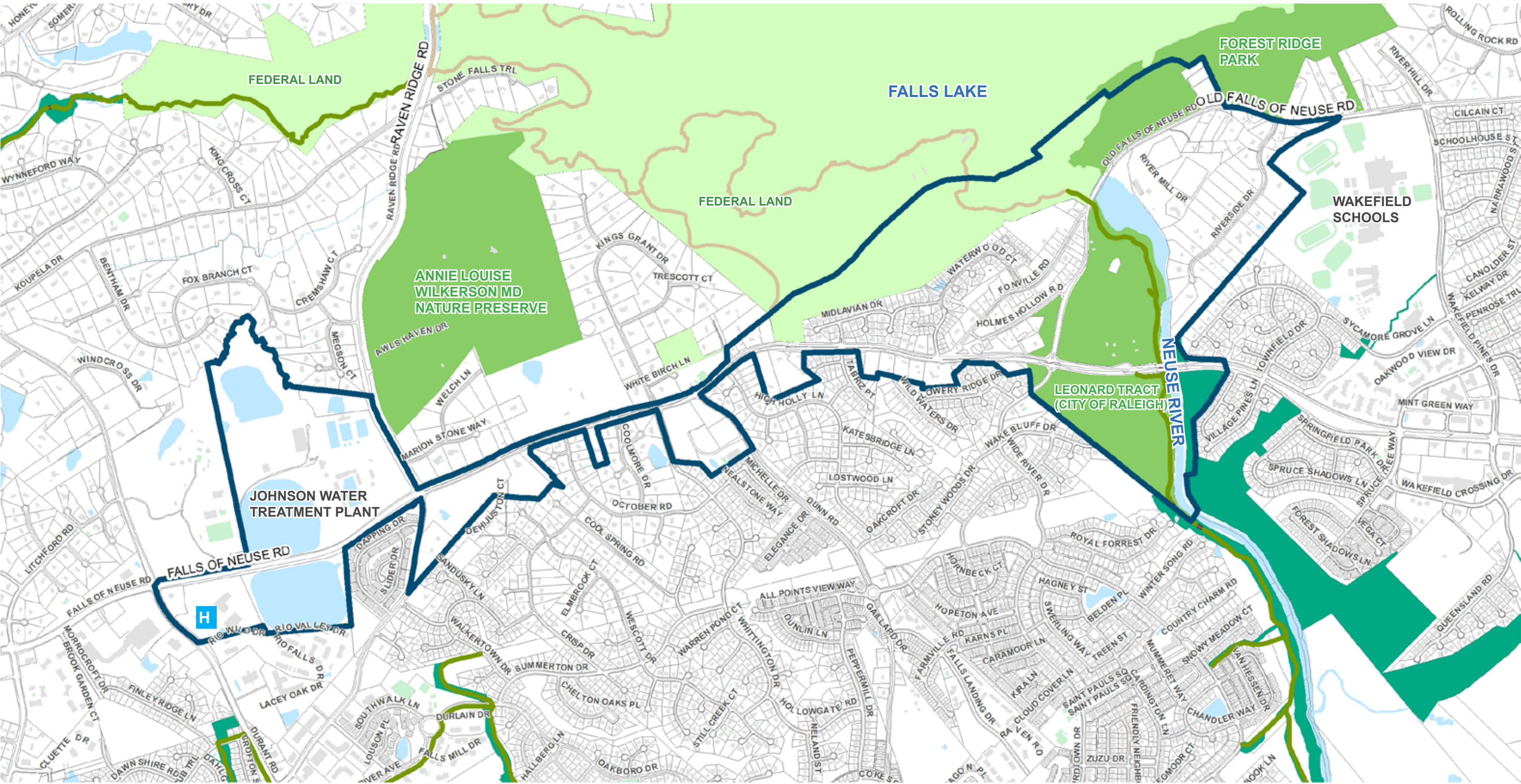
This map illustrates the city's street designations for the study area. Existing plans do not call for any major new roads within the area. The section of Falls of Neuse Road from I-540 to Durant Road, ending at the study area, is scheduled to be widened, but no other major projects are currently scheduled.

Raleigh Street Plan

- Neighborhood Street
- Avenue 4-Lane, Divided
- Avenue 2-Lane, Divided
- Avenue 6-Lane, Divided
- Avenue 2-Lane, Undivided



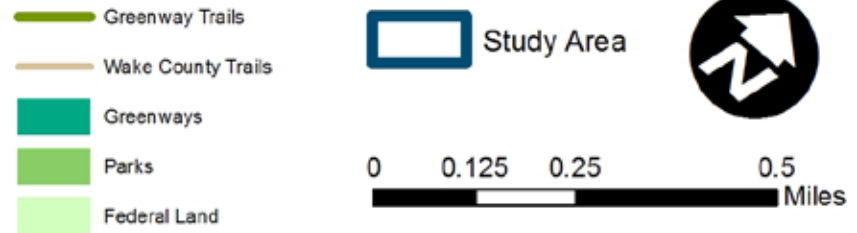
Falls of Neuse Study Area: Parks and Greenways



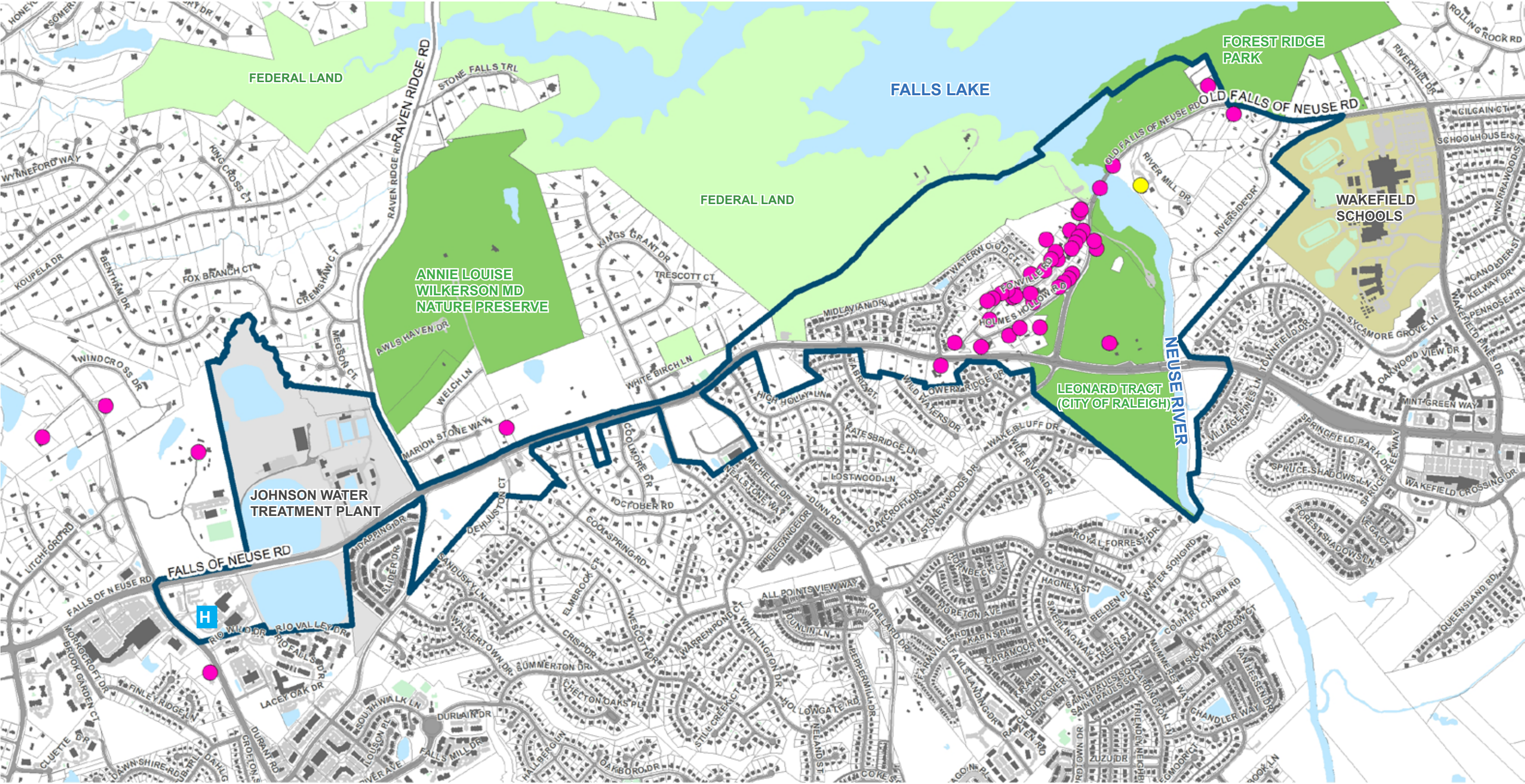
A very large portion of the study area and adjacent properties takes the form of park and recreational land. The Neuse River Greenway begins its 33-mile route here, and with substantial other camping, water-based and other amenities within and near the

study area, this area serves as a major hub of outdoor recreation opportunities for Wake County.

Parks and Greenways



Falls of Neuse Study Area: Historic Resources



The study area includes a number of historic resources, particularly in the Falls community, which predates other development in the area by several decades. Numerous houses and other structures have been included in the “Study List” by the State

Historic Preservation Office, a category that includes structures potentially eligible for the National Register. The area does include one National Register structure, the River Mill, which sits on the north bank of the Neuse River.

Historic Resources

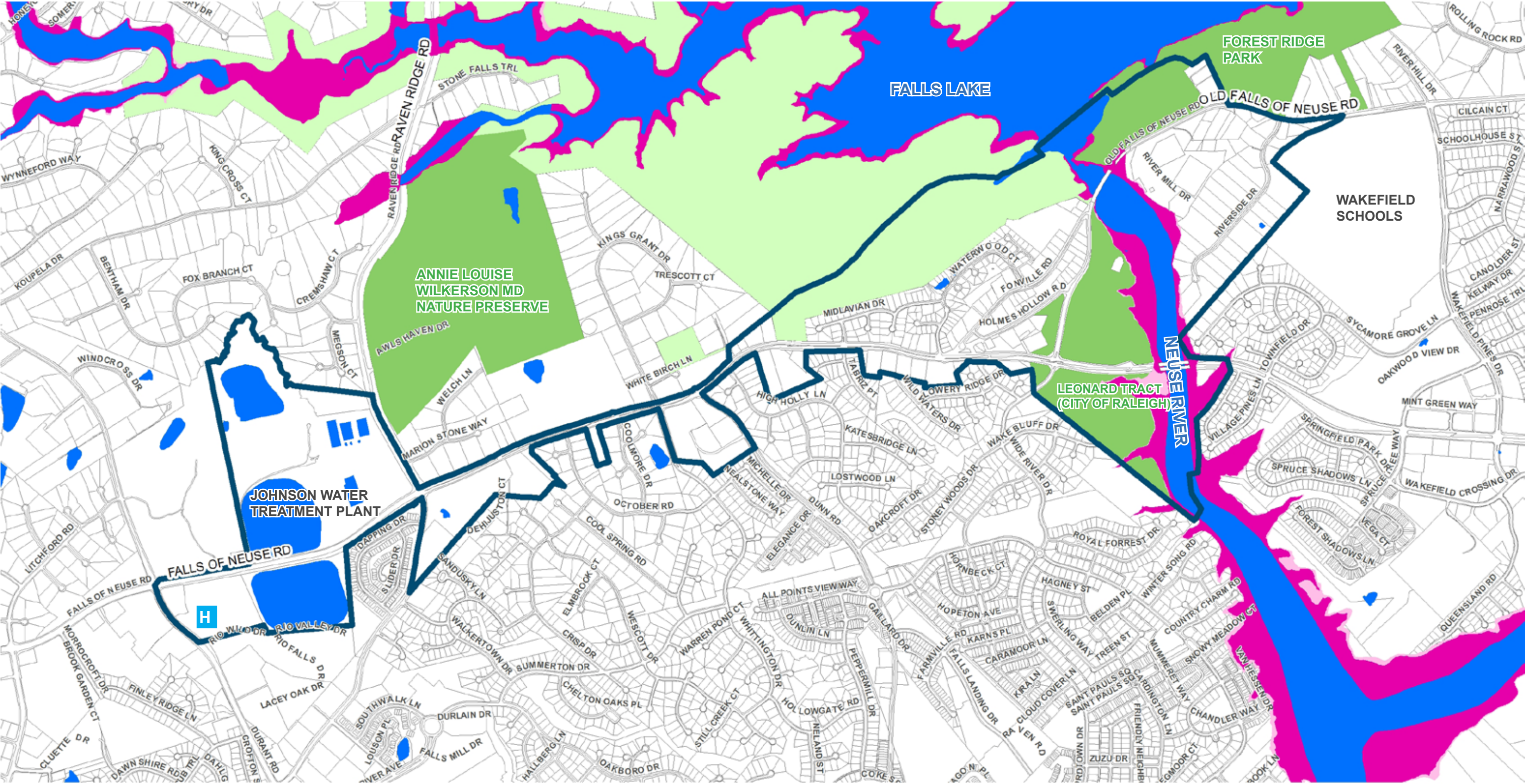
- National Register
- Potentially Eligible for National Register

Study Area



0 0.125 0.25 0.5 Miles

Falls of Neuse Study Area: Floodplains



While the area obviously includes significant bodies of water, the steep drop in elevation from most of the corridor down to the river means that most of the study area is not within a floodplain. However, the city property adjacent to the river is within or near a

floodplain, as is the Neuse River Greenway and some neighborhoods to the east of the study area.

Floodplains

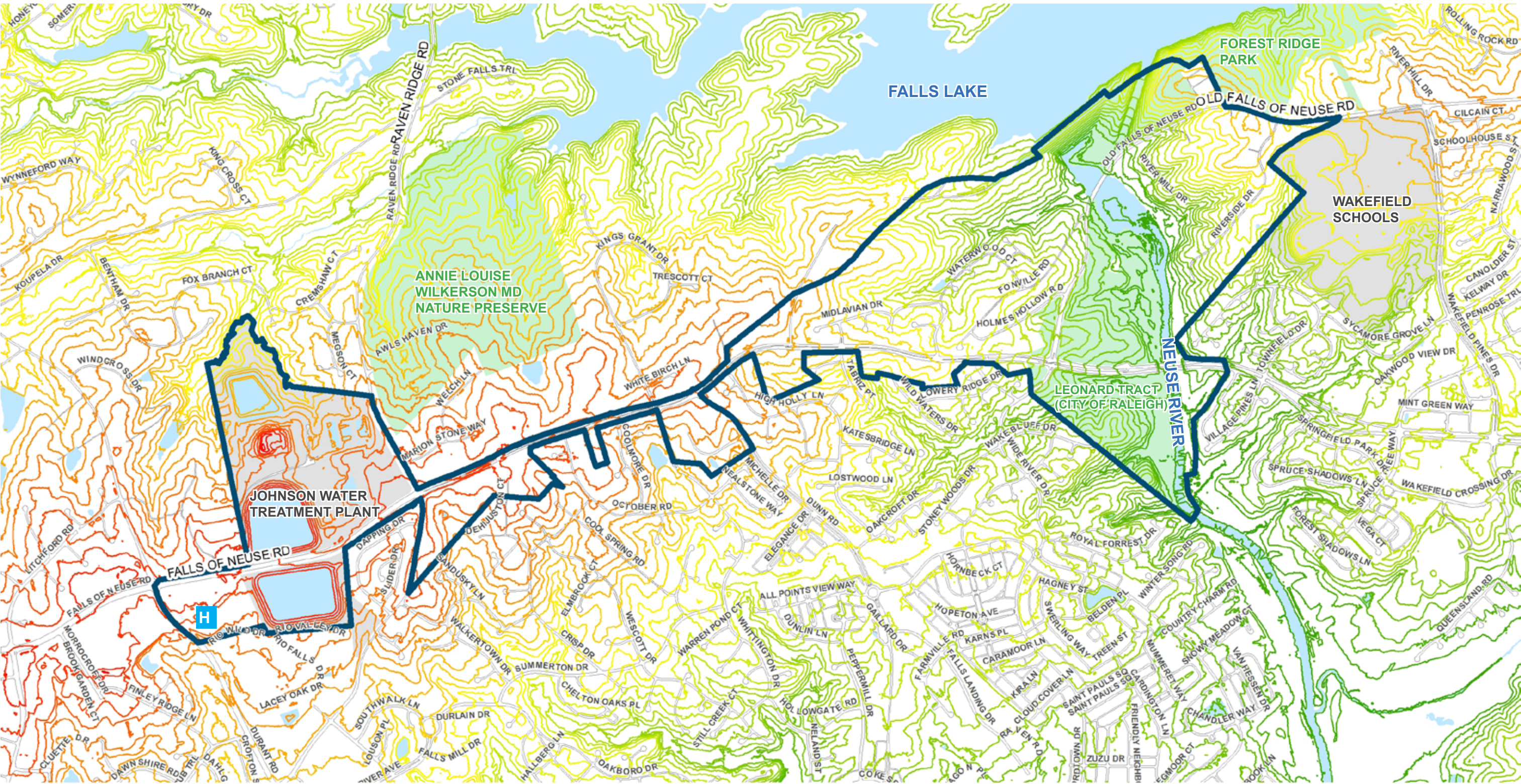
- 500-year Floodplain
- 100-year Floodplain/Development Limited
- Floodway - No encroachment

Study Area



0 0.125 0.25 0.5 Miles

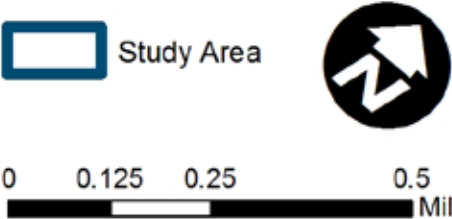
Falls of Neuse Study Area: Topography



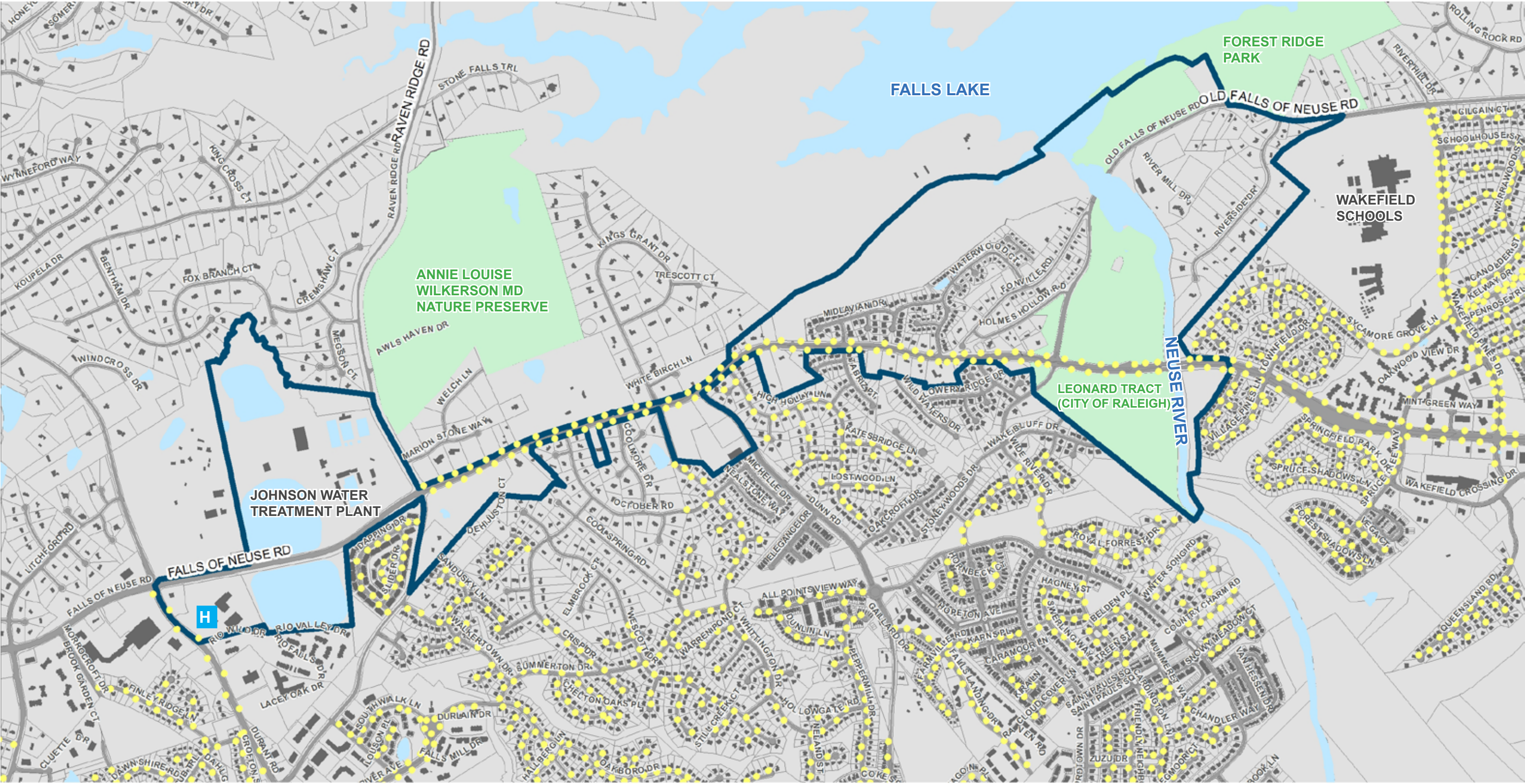
As noted on the previous page, the drop from the ridge of the corridor to the low-lying areas along the river is fairly steep. This topographic map illustrates the changes in elevation moving from south to north and from the ridge of Falls of Neuse Road to lower elevations on each side.

Topographic Contour Lines (10' intervals on map)

- 200
- 250
- 300
- 350
- 400
- 450



Falls of Neuse Study Area: Street Lights



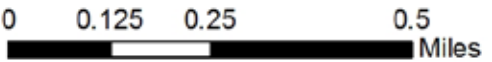
The Falls of Neuse corridor is generally lined with street lights with the exception of the portion between Durant Road and Raven Ridge Road. Many residential neighborhoods along the corridor also have street lights, with the Falls community being one of the large

er exceptions. (Note: this map shows City of Raleigh street lights only).

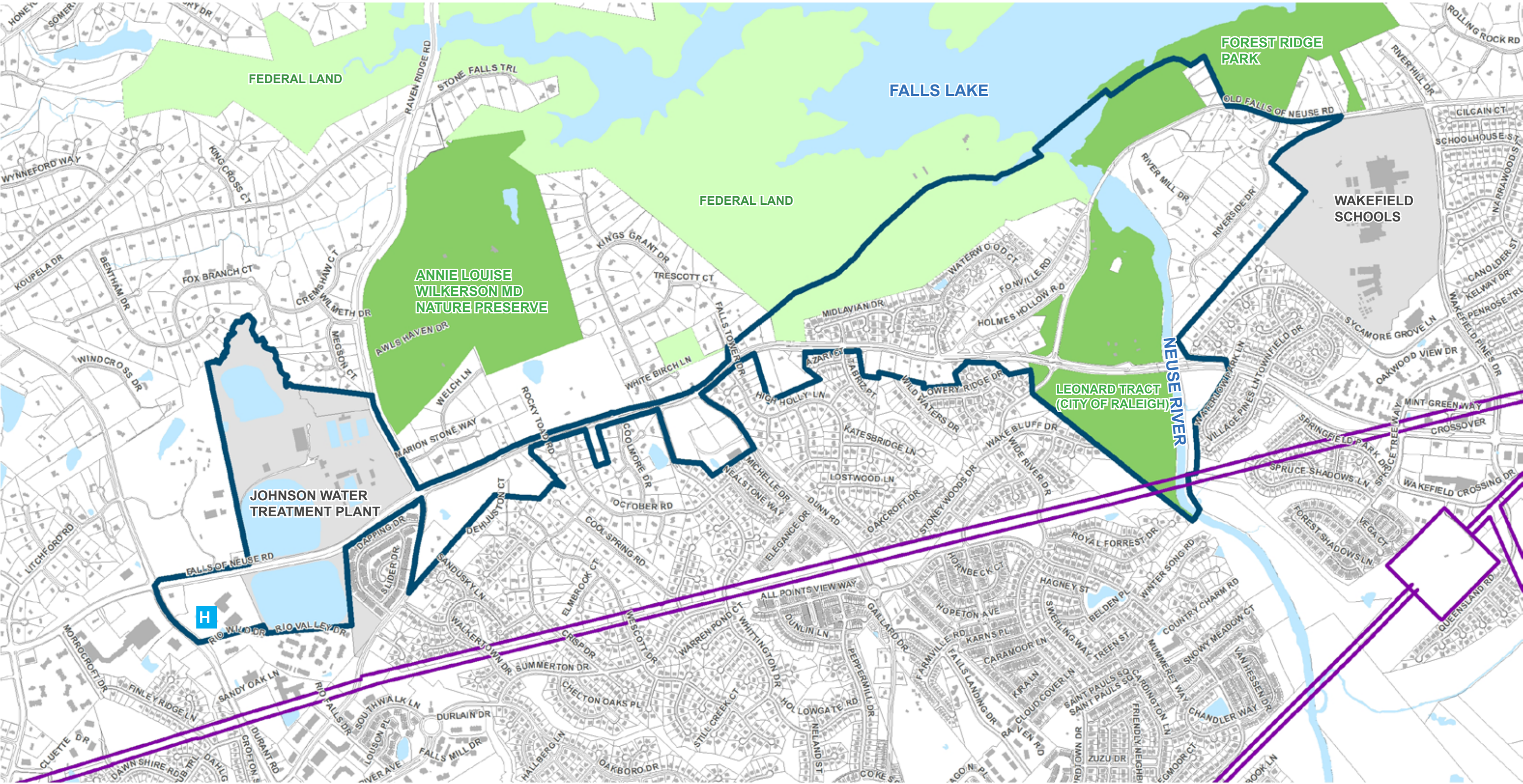
Street Lights



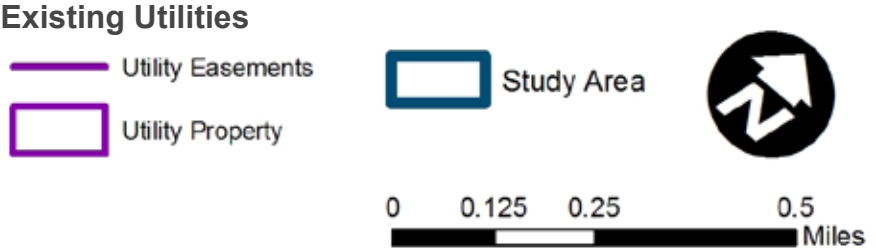
Study Area



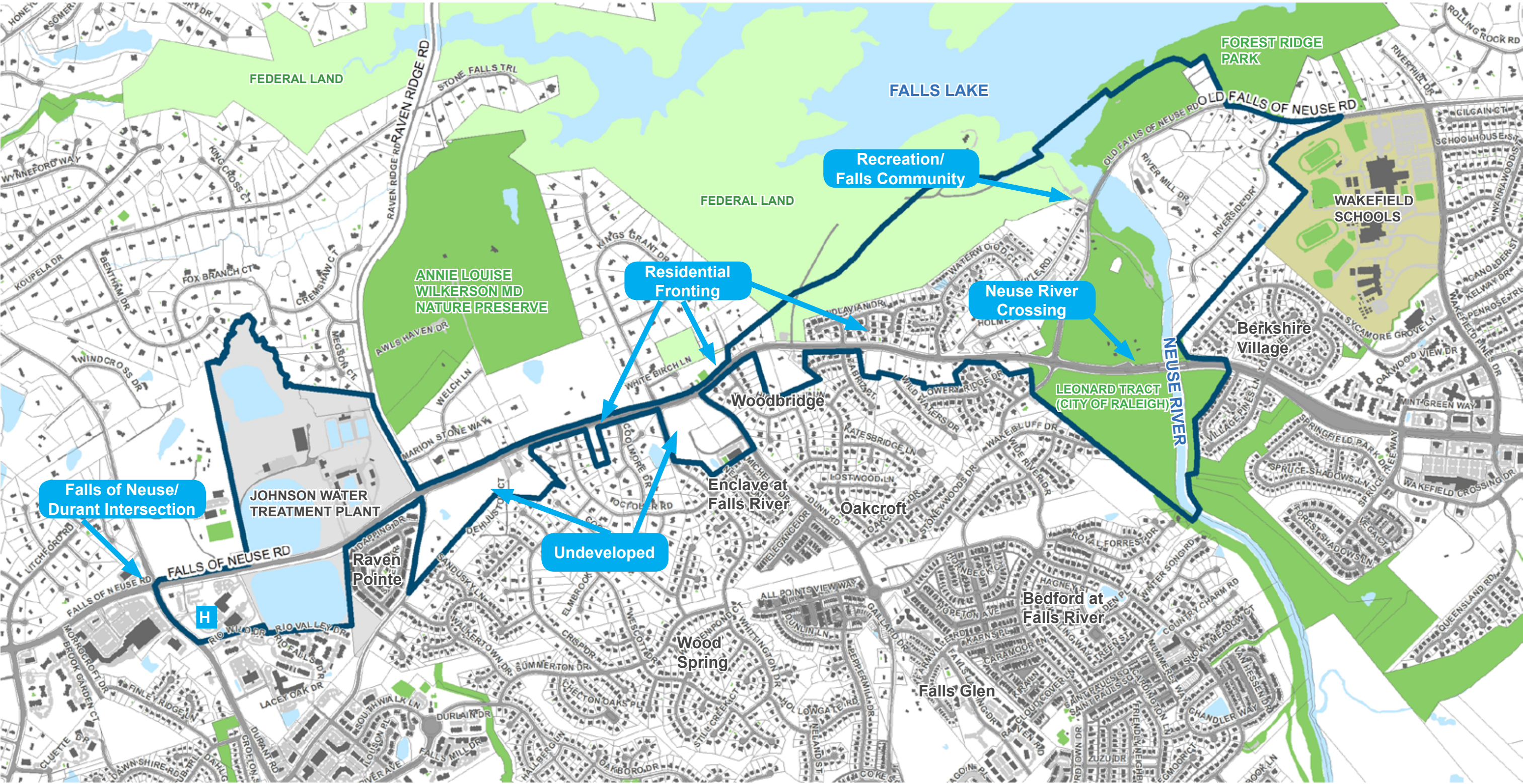
Falls of Neuse Study Area: Utility Easements



Two large utility easements extend within or near the study area. One parallels Falls of Neuse Road to the east, while the other connects from the southeast to a point north of the study area. Neither have formal trails currently within their boundaries.

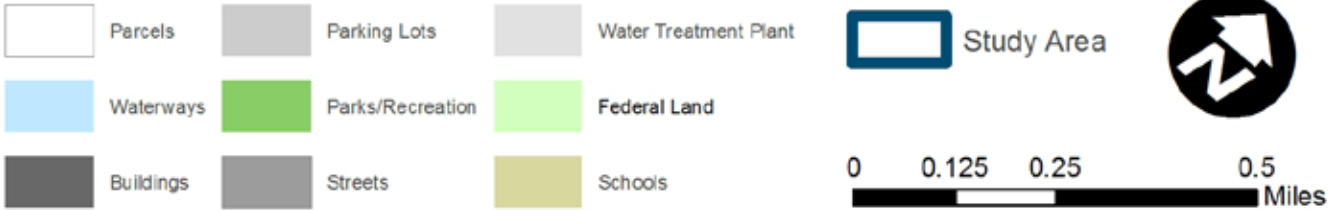


Falls of Neuse Study Area: Character Areas



This map is designed as a key for various sub-areas within the overall study area. Those areas, including the Durant Road intersection, undeveloped tracts, residential areas fronting the road, the Dam area, and the crossing of the Neuse, are shown in detail on the following pages.

Primary Physical Features



Falls of Neuse Study Area: Character Areas

Area: Falls of Neuse/ Durant Road

The southern end of the study area is characterized by larger-scale commercial and institutional uses. A shopping center sits at the southeastern corner of the intersection, and the WakeMed North hospital is at the north-eastern corner (image 2).

The wide intersection and the design of driveways limit pedestrian activity (images 1, 5), but a multi-use path (images 3, 4) does accommodate people walking and biking.



Falls of Neuse Study Area: Character Areas

Area: Undeveloped Land

Two of the larger undeveloped tracts along Falls of Neuse Road — at the northeast corner of its intersection with Raven Ridge Road and the southeast corner of the intersection with Dunn Road — have been the subject of significant community discussion. Images 1 and 2 show the Raven Ridge Road intersection. The photo in the bottom left shows an existing townhouse development on Raven Ridge Road. Images 4 and 5 show the intersection with Dunn Road.



Falls of Neuse Study Area: Character Areas

Area: Residential Fronting

Several residential subdivisions (example in image 1) are accessed from this section of Falls of Neuse Road, and many residential lots (images 2, 3 and 4) have direct frontage onto the road.

Most of the housing along the corridor was constructed in the last few decades. However, some older homes that sit on larger lots could be the subject of redevelopment in coming years.

In a few areas, properties zoned for office use (image 5) are interspersed with residential properties.



Falls of Neuse Study Area: Character Areas

Area: Recreation/Falls Community

The Falls Lake Dam sits at a major recreational access point for Raleigh and Wake County. The Neuse River and Neuse River Greenway draw significant numbers of people to the area and create a small recreation-based hub of activity (images 1-3).

Just south of the dam, the small Falls Community (images 4,5) includes numerous structures dating back to the early decades of the 1900s.



Falls of Neuse Study Area: Character Areas

Area: Neuse River Crossing

The northern end of the study area terminates at the crossing of Falls of Neuse Road over the Neuse River. The area is characterized by a significant drop in elevation, creating broad vistas (image 1), and the experience of crossing the river itself (images 2,3). Significant parcels of land adjacent to the river are owned by the City of Raleigh, creating an opportunity for potential recreational uses. The Neuse River Greenway (image 5) runs underneath the bridge, adjacent to the river.

